

**Minutes of the Grinnell City Council Meeting
Tuesday, January 18, 2005**

The City Council of the City of Grinnell met in regular session in the Council Chambers of the Grinnell Community Center, 927 4th Avenue, Grinnell, Iowa, at 7:00 p.m., Tuesday, January 18, 2005. Mayor Canfield presided.

Roll Call: PRESENT: Wilson, White, McNaul, Worley, Witt, Elliott

PERFECTING AND APPROVAL OF AGENDA:

Moved by WHITE, second by MCNAUL, to approve the Agenda and the Consent Agenda. Roll Call Vote: Ayes: White, McNaul, Wilson, Elliott, Worley, Witt. Motion carried.

CONSENT AGENDA:

- Previous minutes as drafted from the Monday, January 3, 2005 Regular Session.
- Approval of the Clerk's Report.
- Approval of the Treasurer's Report.
- Approval of the renewal of the Class LC Liquor License for John and Gary's Gametime, 827 West Street.
- Approval of the renewal of the Class BW Liquor License for Pagliai Pizza, 816 5th Avenue.
- Approval of the request for waiver of fees (not including the deposit) for use of the Community Center by the We Care 2005 Committee.

COMMUNICATIONS/MEETING MINUTES:

- I. Thank You: Cub Scout Pack 347, family of Roger Lincoln.
- II. Finance Committee: Monday, January 3, 2005.
- III. Planning Committee: Monday, January 10, 2005
- VI. City Council Workshop Session: Monday, January 10, 2005.

OLD BUSINESS:

- I. Report from the Finance Committee.
 - Review of the proposed Renaissance Ordinance.

White reviewed the proposed changes to the ordinance and that the ordinance will be reviewed by the Renaissance Board also.

- Consider ratification of the PPME Contract.

White informed the council of the amendments proposed to the PPME Contract. White stated that the committee had much discussion about proceeding with a one year or two year contract due to the concern of the ongoing increases in the health insurance premiums. Elliott commented in regard to the elimination of the insurance reimbursement to non-union employees and that she has made a commitment to the non-union workers to follow through with the difficult process of eliminating that payment to the unions.

Moved by WHITE, second by ELLIOTT, to ratify the PPME contract as proposed. Roll Call Vote: Ayes: White, Elliott, McNaul, Witt, Wilson, Worley. Motion carried.

- Recommendation in regard to the requests for assistance from the Campbell Fund.

The requests were approved by the council as presented.

- Review of the FY 05-06 budget requests for the following departments comprising of Public Safety: Police, Fire, Ambulance.

White reviewed the budget process taken to discuss the department proposals. White noted service fees being reviewed by the legislature as a potential source of revenue. Elliott commented that the city of Grinnell designs the budget to not face budget crunches mid-year.

- II. Report from Public Works & Grounds Committee.
 - o Review of the request by Gerald Allen for the vacation of an alley.

Elliott reviewed the request to vacate street right of way at the intersection of Harrison and Pearl Streets. The committee supported the request and followed procedure by referring the matter to the Planning and Zoning Commission for further consideration before taking any action.

- o Discussion in regard to scheduling a public hearing for the proposed plans, specifications, and form of contract for the 2005 Lang Creek Crossing – Phase 1B Project and notice to bidders for the taking of bids for said project.

Moved by ELLIOTT, second by MCNAUL, schedule the public hearing for the proposed plans, specifications, and form of contract for the 2005 Lang Creek Crossing – Phase 1B Project for Monday, February 21, 2005 at 7:00 pm and to accept bids for the project until 2:00 pm on Thursday, February 10, 2005. Roll Call Vote: Ayes: Elliott, McNaul, White, Witt, Worley, Wilson. Motion carried.

- o Recommendation in regard to the Farmhand Lift Station Change Order No. 1.

Elliott reviewed the change order which increased the cost of the project due to how the station must indicate it is in distress. The change order covers the equipment and creating a power source to run the equipment.

Moved by ELLIOTT, second by MCNAUL to approve and adopt Resolution No. 2743: "A RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 1 WITH SYNERGY CONTRACTING, LLC. OF ANKENY, IOWA TO INCREASE THE CONTRACT AMOUNT BY \$4,250.00 FOR THE FARMHAND LIFT STATION IMPROVEMENTS." Roll Call Vote: Ayes: Elliott, McNaul, White, Wilson, Witt, Worley. Motion carried.

- o Recommendation in regard to the Farmhand Lift Station Partial Pay Estimate No. 1.

Elliott explained the committee's concern about approving the pay request to remit payment for equipment that is not installed.

Moved by ELLIOTT, second by MCNAUL, to approve and adopt Resolution No. 2744: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 1 IN THE AMOUNT OF \$152,143.90 TO SYNERGY CONTRACTING, LLC. OF ANKENY, IOWA FOR WORK COMPLETED ON THE FARMHAND LIFT STATION IMPROVEMENTS." with the proviso that the approval of the payment not be authorized until the City Manager confirms that the city's liability coverage will be in effect to cover the materials. Roll Call Vote: Ayes: Elliott, McNaul, Witt, White, Worley, Wilson. Motion carried.

- o Recommendation in regard to the South Highway 146 Water Main Partial Pay Estimate No. 3.

Elliott informed the council that nearly all of the work has been complete and only the final acceptance of the project remains.

Moved by ELLIOTT, second by MCNAUL, to approve and adopt Resolution No. 2745: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 3 IN THE AMOUNT OF \$26,101.09 TO SYNERGY CONTRACTING, LLC. OF ANKENY, IOWA FOR WORK COMPLETED ON THE SOUTH HIGHWAY 146 WATER MAIN PROJECT." Roll Call Vote: Ayes: Elliott, McNaul, Wilson, White, Worley, Witt. Motion carried.

- o Recommendation in regard to the 10th Avenue Water main Partial Pay Estimate No. 2.

Elliott stated that the water main has been installed, however the surface restoration remains and that this payment only covers the work that has occurred underground.

Moved by ELLIOTT, second by MCNAUL, to approve and adopt Resolution No. 2746: "A RESOLUTION

AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 2 IN THE AMOUNT OF \$9,742.25 TO IOWA UNDERGROUND OF PELLA, IOWA FOR WORK COMPLETED ON THE 10TH AVENUE WATER MAIN PROJECT." Roll Call Vote: Ayes: Elliott, McNaul, Worley, Wilson, Witt, White. Motion carried.

- Recommendation in regard to the Compost Facility Project Partial Pay Estimate No. 2.

Elliott discussed the ongoing construction of the new composting facility. The project still has surface work remaining including seeding.

Moved by ELLIOTT, second by MCNAUL to approve and adopt Resolution No. 2747: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 2 IN THE AMOUNT OF \$29,250.76 TO SCHOON CONSTRUCTION OF GRINNELL, IOWA FOR WORK COMPLETED ON THE COMPOST FACILITY." Roll Call Vote: Ayes: Elliott, McNaul, White, Witt, Wilson, Worley. Motion carried.

She further commented that the handling of yard waste has been an issue for the city of Grinnell for quite some time due to the legislature banning submission of the waste to local landfills. The committee hopes to eventually eliminate open burning all together. Elliott explained that there will be a user fee for the site which will be payable at the time of the disposal of waste and that the fee schedule will be published. The site will hopefully open near the first of July. The committee recommends that the city have an open house to help citizens to familiarize themselves with the site. Staff continues to work to expand the site to accept food waste and the committee will continue to report on the issue as it develops.

- III. Report from the Planning Committee.
 - Review of the request for annexation of the Renaud property.

Moved by WORLEY, second by MCNAUL, that the Grinnell City Council authorizes and directs the City Manager to negotiate an annexation agreement with the Renaud Family with the end goal of annexing the property under conditions favorable to the city. It is understood and expected that the negotiations will include Magnum Development and Wal-Mart, Incorporated, due to the fact that the agreement may have a bearing on their development or use of the land. After the agreement has been provisionally completed by those parties, this issue is to be returned to the Planning Committee for a final recommendation to the City Council regarding the agreement and the annexation request.

Discussion was called on the motion by Worley and at that time he read a prepared statement summarizing the recommendation of the Planning Committee. The statement addressed the city's ability to provide public safety, zoning, urban sprawl and community planning. Worley reviewed portions of the agreement between the property owner and the developer. He commented on the problem of retail leakage from the community and the dollars being lost because of the leakage to help the school local option sales. Worley discussed the location of Grinnell to Interstate 80 and how the city should approach drawing travelers from the highway. He addressed the request for a Community Impact Study by Grinnell for Sound Growth Community Impact Study. Worley stated that the annexation is in compliance with state and local law.

White provided two comments to the council: he felt that the entire unincorporated Highway 146 corridor adjacent to Grinnell should be annexed to alleviate future problems and that the downtown must continue to sell service to keep their businesses vibrant.

Roll Call Vote: Ayes: Worley, McNaul, White, Wilson, Elliott, Witt. Motion carried.

NEW BUSINESS: None.

FIRST READING OF THE ORDINANCE:

Moved by WORLEY, second by WILSON to conduct the first reading of Ordinance No. 1241: "AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY AMENDING PROVISIONS PERTAINING TO CHAPTER 17, ARTICLE VI. (RENAISSANCE BOARD.)" Roll Call Vote: Ayes: Worley, Wilson, Witt, McNaul. Abstain: White, Elliott (due to conflict of interest.) Motion carried.

APPROVAL AND ADOPTION OF THE RESOLUTIONS:

Moved by WHITE, second by MCNAUL, to approve and adopt Resolution No. 2748: "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (David and Susan Vander Linden, 605 Van Horn Circle.)" Roll Call Vote: Ayes: White, McNaul, Wilson, Elliott, Worley, Witt. Motion carried.

Moved by WHITE, second by ELLIOTT, to approve and adopt Resolution No. 2749: "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (Charlotte A. and Keith W. Bailey, 1527 Penrose Street.)" Roll Call Vote: Ayes: White, Elliott, Worley, Witt, Wilson, McNaul. Motion carried.

Moved by WHITE, second by ELLIOTT, to approve and adopt Resolution No. 2750: "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (Dennis J. and Patricia A. Pfantz, 416 1st Avenue.)" Roll Call Vote: Ayes: White, Elliott, Wilson, McNaul, Witt, Worley. Motion carried.

INQUIRIES: None.

ADJOURN:

Moved by MCNAUL, second by ELLIOTT, to adjourn this regular session of the Grinnell City Council at 7:55 pm. Vote: (6) ayes, motion carried.

ATTEST:

Gordon Canfield, Mayor

Cassandra R. Hage, City Clerk